

SAYS U. S. LEADS IN INDUSTRIAL HOUSING

W. E. Shannon of Housing Bureau Holds American Homes Are Also Sold on Safest Terms in the World

Better built, better ventilated and brighter and more comfortable homes for workers are to be found in the United States than in any of the European countries, according to William E. Shannon, former manager of the real estate division of the United States Housing Corporation, who made an extensive tour of Europe in the interest of housing the American people. Mr. Shannon says that American homes are with rare exceptions sold on the safest terms for the welfare of the occupant to be found in any country of the world.

The slow recognition of these facts, Mr. Shannon says, was one of the causes of unnecessary delay in getting started on housing plans. Many of his colleagues on the housing bureau were much wiser with the European "model houses" than Mr. Shannon was. He was unable to agree with them. Regarding the situation he says:

"Now, as to this beautifully painted picture of European housing which they had in mind, and of which so many people are so sure, it is really a very small thing. The German system would not be permitted by the independent thinking, self-respecting American workers to exist in this country. For us, the design is wrong, the layout is wrong, the plan is wrong, and its long pay plan, which in some cases is as much as fifty years, is for no other purpose than to keep the citizens from owning their own homes. As for the American mortgage on a man's home that man would do as he pleased."

English Situation Different.

"In England I found rather a different state of affairs, the manufacturer taking the place of the Government, but with about the same results. It is a very serious thing to have the workers own their homes, generally in the hollow, while the manufacturer is on the hill, but the very small thing is that the English system of mortgage is not as good as ours. It is a mortgage on a man's home that man would do as he pleased."

ALL ROADS LEAD TO CLARIN ESTATE

Even Columbus Circle Has No Better Transit Facilities, Experts Say.

An opportunity to compare the effect and advantage of rapid transit on two distinct sections of the city is presented in the forthcoming sale of the Clarin estate in the University Heights and Jerome Park reservoir section of the West Bronx, by absolute auction on Tuesday, September 23, at noon by Joseph P. Davies, auctioneer. The sale will be held in the Real Estate Exchange, 14 and 16 Vesey street.

The other section of New York with which the Clarin estate is most aptly to be compared in regard to transit facilities is that bounded by Broadway and Lexington avenue, Fifty-ninth to 111th street, and of which Central Park forms the largest part.

In the case of the Clarin estate the district of which it is a large and most important part is bounded on the south by Kingsbridge road, on the north by Van Cortlandt Park, Moshulu parkway, on the east by Jerome avenue and on the west by Broadway. The heart and center of this growing and promising district of the city is the Clarin estate and the Jerome Park Reservoir.

From the point of view of transit facilities, the comparison between Columbus Circle section of Manhattan and the Clarin district of the Bronx shows that there is the same concentration of rapid transit facilities at each of these two points.

The Clarin estate lies within one block of the Kingsbridge road station on the Jerome avenue extension of the Lexington Avenue subway, with direct Sixth and Ninth avenue elevated railroad connections. The property fronts on the south on Kingsbridge road, which is the route of the growing electric subway line that connects the Jerome avenue subway with the Broadway subway in Manhattan at 225th and 231st street stations. University Heights, which is the largest part of the Clarin estate, is the route of the University Avenue elevated subway line which operates across the Washington Bridge to the Columbia Circle section of Manhattan and is not equalled in any other section of the Bronx.

This concentration of rapid transit facilities is even greater than that in the Columbus Circle section of Manhattan and is not equalled in any other section of the Bronx.

The sale of the Clarin estate which consists of 1 1/2 lots with frontage on Kingsbridge road, Sadegh, Webb, University and Reservoir avenues, will open up to immediate development and new building operations.

This superbly located section is in the Borough of The Bronx, the population of which has grown from 201,000 in 1901, to more than 600,000, as estimated on January 1, 1919.

Patterned Models of Monks.

"This ancient and un-American scheme was very much favored by the monks of the Benedictine order, who have many blocked streets for the purpose of sectioning, and those that are open must be crooked as possible, even where the topographical features of the land do not demand it."

"The street layout of the English 'village beautiful' for this country is also wrong. Their design is to have many blocked streets for the purpose of sectioning, and those that are open must be crooked as possible, even where the topographical features of the land do not demand it."

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Experts' Plans Were Simple.

"If the Bureau of Housing had adopted the plan suggested by Messrs. Garfield, Thorpe, Macomber and Monteverde, every one a realtor and expert in general industrial housing, well built with a rapidity that would have been in keeping with the way we of this country think."

"The plan was very simple, merely as a war measure to release materials to the local builders and to supply building loans through local banks, thus avoiding the characteristic of each locality. All construction, rents and sales were to be conducted by local talent under Government supervision."

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HERE'S ONE UNION AGAINST A STRIKE

Apartment and Hotel Superintendents and Engineers Want to "Cooperate."

One of the novelties of the past week in the domain of real estate is the announcement that the superintendents and engineers of apartment houses and hotels have started a drive to increase their association membership, not however for the purpose of bringing on strikes, but to better the standard of the men engaged in the care of costly buildings and to "cooperate" with buyers and agents. They expect to enroll 400 members by October 1.

The president is Arthur Rimpier, superintendent of the apartment house at 247 West Eighty-ninth street. The vice-presidents are George Peterson, who has for a number of years been a Superintendent of Buildings in New York, and William Kinnicut, chief engineer of the Hotel Bristol at East Twenty-seventh street. The treasurer is Fred Althoff, superintendent of the apartment house at 317 West Eighty-ninth street, and the secretary, Ferdinand Purst, engineer of the Temple Israel of Harlem. Henry Huesing, superintendent of the big Wiltonia apartment house at 225 West Sixty-ninth street, is the representative of the association.

Mr. Huesing, discussing its purpose, said: "I wish to emphasize the fact that this is not a union organization and is not designed for the purpose of forming combinations against the interests of property owners or their representatives. The Superintendents and Engineers Association of Greater New York has been formed for the express purpose of creating a better understanding between real estate owners and their superintendents; to clear our ranks of the undesirable elements and to attract as members men who can handle the general management of buildings and the tenants skillfully and scientifically and have them cooperate with the owners and agents in every possible way."

"The present membership consists of men who are apartment house superintendents on Riverside Drive, West End Park and Madison avenues and also license holders for loft building engineers. Men in these fields are eligible to active membership. We are also taking in as associate members real estate owners who have been created for the purpose of the express purpose of creating a better understanding between real estate owners and their superintendents; to clear our ranks of the undesirable elements and to attract as members men who can handle the general management of buildings and the tenants skillfully and scientifically and have them cooperate with the owners and agents in every possible way."

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FEIST & FEIST LEASE STORE.

Feist & Feist, Inc., rented the store at 185 Market street, Newark, to Klein's Shoe Repair Company for ten years. The Newark store will be the eighth in the company's chain of similar stores. The present occupant of the store, the Victoria Lunch Company, will move into the lower floor of the building formerly occupied by Iffland. This lease was also made by Feist & Feist, Inc.

The same firm sold for the Cordelia Crane estate the house at 2604 Walnut street in T. Rocco. The estate was represented by Feist & Feist, Inc. as the executor. Feist & Feist, Inc., also sold the house on a plot 25x100, at 137 Summer avenue. The Forest Hill division of the Bronx was sold for E. T. Buehard to Rocco for the two family house, on a plot 30x100, at 232 Clifton avenue, near Bloomfield avenue.

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INDORSE CAMPAIGN FOR BRONX MARKET

Elkus Commission Asks City to Start Trading Center.

The campaign for a terminal market on the Harlem River in the Bronx which the Board of Trade has been carrying on for several years was materially aided by the last section of the report of the State Reconstruction Commission, from Elkus, chairman, which was rendered to Gov. Smith last week. Terminal markets for New York City and a permanent programme for terminal market development by the city and State were recommended. The commission urged that the city of New York select a site immediately and start the construction of a modern terminal market in the Bronx, connected with all the railroads entering the Bronx and with docks along the Harlem River. In its report the commission said:

"Such a market would also serve as a wholesale center for the cities of Westchester county, particularly Mount Vernon, Yonkers and New Rochelle, and the cities further north, which now buy much of their fruits and produce in lower Manhattan and haul it by truck twenty to forty miles."

HOME OWNING SHOW

Lucky Holder of Free Ticket Will Draw Four Room Sectional Dwelling at Elmhurst, L. I.

The feature exhibit in the "Own Your Home" exhibition at the Seventy-first Regiment Armory, will be the drawing contest for the complete house, equipped with furniture and lot which will be given to the fortunate holder of the lucky coupon.

This house and equipment as shown in the exhibit will be located on a high grade lot at Elmhurst, Flushing Bay and the entire proposition will be decided over free and clear to the winner of the drawing which will be held at the close of the exhibition.

The house was manufactured by the Standardized Sectional Construction Company and is a year round dwelling containing four rooms, but permits of being increased in size by the owner, who can add a room at his own convenience.

While portability is a feature of this dwelling, it is by no means the main feature, as the inventors do not wish to have it felt that this fact should suggest a lack of permanence. The construction that is not in every way equal to the construction of year round houses familiar to the public.

It has been designed to meet and solve the shortage of housing and to produce an article of high merit at a low cost, and the inventors have felt that the only way to accomplish this was by standardization and a large quantity production.

It has been provided that in the building of these houses a system shall be employed such as is now used in the construction of the Ford car and the sections, which are 2 feet 8 inches by 8 feet, will be turned out of the factory completely finished inside and outside.

The assembling of these sections on the site selected is a matter of only a few hours and requires absolutely no skilled labor. The sections are put together easily and rapidly by two unskilled laborers from written directions with only wrenches for tools. Every section is drawn together in compression and there is not a joint in the house that is not absolutely airtight.

The construction is such that absolute comfort is provided in the warmest or coldest weather due to the fact that it is built with an air chamber between the exterior and interior wall between each section which establishes and prevents a fixed temperature as desired, preventing radiation of heat or cold from the exterior, and in severe winter weather effecting an enormous saving of fuel consumption due to the fact that the greatest possible units of heat generated will be retained and not expended in radiation through the walls as is the case with single wall construction.

Every section is identical and interchangeable and there is no necessity for selection. The side sections may be used as front sections or applied as roofing and the assembling is simply a process of adding sections to the other, just as easily put up as taken down. The devices joining these houses are of great strength and construction that a cyclone or earthquake might blow them over but not separate them. The building is in fact like a huge steel box, and but for its windows would float like a ship.

The exterior is finished in such a manner as to resemble concrete and with the side walls white and the roof finished in red a very pleasing color effect could be had, and with different color schemes pleasing changes can be made where the houses are close together.

The interior is in effect a sand plastered wall finish and could be painted any color desired and attractive color schemes could be had and in addition an absolute sanitary condition is maintained at all times.

The Federal Department of Labor is participating in the exhibit, as is the Tenement House Department and the Building Department under the jurisdiction of the five Borough Presidents.

The city exhibit consists of maps, charts, plans, statistics, photographs, models, etc., tending to show the rise and fall of the building situation in this city.

Mayor John F. Hylan and Nathan Hirsch, chairman of the Mayor's Committee on Housing and Rent Problems, will give daily talks at the exhibit. The community councils will distribute literature urging the cooperation of all citizens under the direction of W. J. Lee, director of the city's exhibit of the Mayor's Committee.

The city's population has increased since 1910 approximately 31 per cent. The population in 1910 was 4,766,863. In 1919, 6,244,516. Chicago's population is 3,059,356, less than half of New York city. With the increasing population of New York, the wonder city of the world, the exhibition will endeavor to show that it is high time that the business men, labor organizations and the city administration get together to promote a building programme on the largest possible scale.

TO SELL STERN ESTATE.

J. Clarence Davies Will Auction Lots Sept. 16.

Two hundred and eighty-four lots, fronting on Pelham Parkway with a 400 foot wide thoroughfare, which connects Bronx Park with Pelham Park, will be auctioned by J. Clarence Davies and Henry Brady in the Vesey street salesroom on Tuesday, September 16, for Benjamin Stern. The territory between Bronx Park and Pelham Park has only recently been opened to the public by the running of trains on the White Plains road branch of the subway. Both East and West Side trains transfer at 177th street to the White Plains road extension. There is a station at Pelham Parkway. At 150th street station a connection is also made with the New York, Westchester and Boston Railroad, which has a station at Pelham Parkway near Williamsbridge road.

REAL ESTATE AT AUCTION.

These lots must be sold to settle an Estate, regardless of value. JAMAICA PARK is situated south of the business section of Jamaica, at the corners of New York and Locust Avenues, has a frontage of over one-half mile on New York Avenue Trolley Line, and the same frontage on Baisley's Lake and City Park. It is well built up section. About 40 houses are already built and occupied on this tract. Has fine graded streets, lined with shade trees. Has sidewalks, city water, fire protection, electric lights, telephone service and other improvements. Wisely but not highly restricted. Especially desirable for the man of moderate means. Large frontage on lake, with excellent boat ing and fishing. Near golf course. Here are combined both the delights of the country and advantages of the city.

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These lots must be sold to settle an Estate, regardless of value. JAMAICA PARK is situated south of the business section of Jamaica, at the corners of New York and Locust Avenues, has a frontage of over one-half mile on New York Avenue Trolley Line, and the same frontage on Baisley's Lake and City Park. It is well built up section. About 40 houses are already built and occupied on this tract. Has fine graded streets, lined with shade trees. Has sidewalks, city water, fire protection, electric lights, telephone service and other improvements. Wisely but not highly restricted. Especially desirable for the man of moderate means. Large frontage on lake, with excellent boat ing and fishing. Near golf course. Here are combined both the delights of the country and advantages of the city.

EXECUTOR'S SALES

AT PUBLIC AUCTION TO CLOSE VARIOUS ESTATES

By order of the Title Guarantee & Trust Company, Executor.

TUESDAY, SEPTEMBER 9, 1919

At 12 o'clock noon, in the Brooklyn Real Estate Exchange, 181 Montague St.

ESTATE OF MARSHALL S. DRIGGS.
279 Washington Ave.,
bet. DeKalb and Wiloughby Aves. Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

ESTATE OF WARREN A. JAMES.
125 North 1st St.,
bet. Berry St. and Bedford Ave. 2 st. and brick box frame dwelling.

ESTATE OF CORNELIUS J. RYAN.
Flushing, L. I.
Whitestone Ave. and Court Street. Large detached frame dwelling, with all improvements, on plot 63x123, and two large plots 63x123 and 63x123. Choice location.

ESTATE OF CHAS. STOCKER.
Dunton, L. I.
Two vacant lots, 25x100 each, on east side of 1st St. bet. Broadway and Liberty Ave.

ESTATE OF CHAS. MEINKIN.
Belleport, L. I.
Two vacant lots, 100x100 each, cor. So. Haven Ave. and Fire Place Ave.

Diagram, booklets, terms and particulars from T. E. Plaworth, Esq., Trust Office, Title Guaranty Trust Co., 17 Nassau St., New York, or J. E. Johnson Jr., Co., Auctioneers, 193 Montague St., Brooklyn.

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